174.0	0006	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	725,800 / 725,800
					USE VALUE:	725,800 / 725,800
					ASSESSED:	725,800 / 725,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NUPP CHRISTIAN R & KASEY L
Owner 2:	
Owner 3:	
Street 1:	44 ARGYLE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARMICHAEL JOHN R--ETAL -
Owner 2:	CARMICHAEL ELEANOR M -
Street 1:	44 ARGYLE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,198 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Wood Shingle Exterior and 1709 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4198.000	343,600		382,200	725,800
Total Card	0.096	343,600		382,200	725,800
Total Parcel	0.096	343,600		382,200	725,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.82 | /Parcel: 424.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116430

GIS Ref

GIS Ref

Insp Date 07/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 174.0-0006-0014.0

!13565!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	343,700	0	4,198.	382,200	725,900	725,900	Year End Roll	12/18/2019
2019	101	FV	259,600	0	4,198.	376,700	636,300	636,300	Year End Roll	1/3/2019
2018	101	FV	258,300	0	4,198.	289,300	547,600	547,600	Year End Roll	12/20/2017
2017	101	FV	258,300	0	4,198.	273,000	531,300	531,300	Year End Roll	1/3/2017
2016	101	FV	258,300	0	4,198.	251,100	509,400	509,400	Year End	1/4/2016
2015	101	FV	251,700	0	4,198.	234,800	486,500	486,500	Year End Roll	12/11/2014
2014	101	FV	251,700	0	4,198.	216,200	467,900	467,900	Year End Roll	12/16/2013
2013	101	FV	251,700	0	4,198.	216,200	467,900	467,900		12/13/2012

PRINT

Date	Time
12/11/20	03:29:58

LAST REV

Date	Time
12/26/19	15:28:23

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13565

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARMICHAEL JOHN	66487-385		12/7/2015		617,000	No	No		
	9861-135		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	116430
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1448	Porch	10,000					
4/2/2009	196	Re-Roof	19,000					
7/17/2001	477	Addition	6,000	C				4X6 ADD FOR 1/2 BA
6/19/1992	254	Manual	800					REPLACE 4X4 PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	MEAS&NOTICE	HS	Hanne S
10/25/2008	Meas/Inspect	345	PATRIOT
11/14/2000	Hearing Chag	201	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4198		Sq. Ft.	Site		0	70.	1.30	6									382,159						382,200	

Total AC/HA: 0.09637 | Total SF/SM: 4198 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 382,159 | Spl Credit | Total: 382,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32917202
Const Adj.:	0.98000199
Adj $ / SQ:	162.824
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422121
Depreciation:	78515
Depreciated Total:	343607

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 2		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

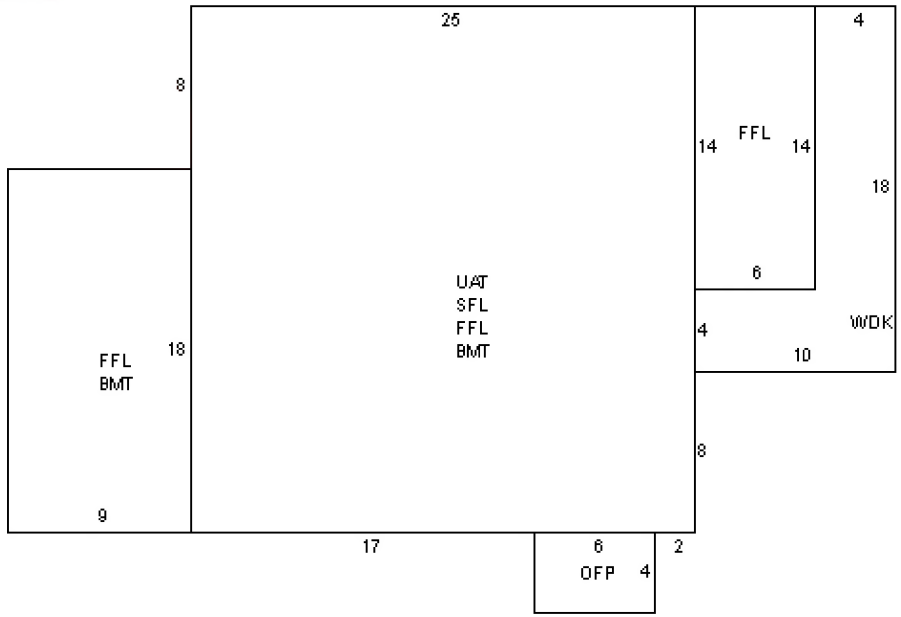
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	179.11
Special Features:	0	Val/Su Net:	130.10
Final Total:	343600	Val/Su SzAd	222.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	162.820	145,890
BMT	Basement	812	48.850	39,664
SFL	Second Floor	650	162.820	105,836
UAT	Upper Attic	163	91.180	14,817
WDK	Deck	96	15.680	1,505
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	2,641			Total:	308,747
Size Ad	1546	Gross Are	3128	FinArea	1709

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

174.0-0006-0014.0

IMAGE

AssessPro Patriot Properties, Inc